



**Church
Hawes**
churchandhawes.com

Grangewood Park Avenue, Burnham-On-Crouch , CM0 8FF
Guide price £260,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

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****OFFERED FOR SALE THROUGH THE MODERN METHOD OF AUCTION WHICH IS OPERATED BY IAMSOLD LIMITED - SEE AUCTIONEER'S COMMENTS FOR FURTHER INFORMATION****

Positioned beautifully overlooking a picturesque greensward within this highly sought-after modern development is this improved, well-presented and exceptionally well-maintained home. One of the property's most appealing features is its desirable and peaceful setting, while still being only a short walk from the centre of Burnham and a wide range of local amenities including schools, doctors' surgery, post office, pubs, shops and restaurants—along with tranquil riverside walks along the banks of the River Crouch.

Ideal as a first-time purchase, the home offers light, airy and spacious accommodation throughout. The ground floor begins with an inviting entrance hall providing access to a cloakroom and a generous living room, which in turn opens into an impressive kitchen/diner stretching across the rear of the property. Upstairs, a spacious landing serves a family bathroom and two double bedrooms, the principal of which enjoys views over the greensward and benefits from a stylish en-suite shower room.

Externally, the property features a well-presented, low-maintenance rear garden complete with an impressive outbuilding, while allocated off-road parking is available at the rear.

Viewing is highly recommended. Energy Rating: B.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, built in storage cupboard, doors to:

BEDROOM 1: 10'7 x 9'7 (3.23m x 2.92m)

Double glazed window to front, radiator, door to:

EN-SUITE:

Obscure double glazed window to front, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin with small tiled slashback, tiled floor, extractor fan.

BEDROOM 2: 14' x 7' (4.27m x 2.13m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, radiator, 3 piece white suite comprising panelled bath with mixer tap and tiled splashback, close coupled wc and pedestal wash hand basin, wall mounted cabinet, wood effect floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure double glazed entrance door to front, radiator, staircase to first floor, doors to:

LIVING ROOM: 14'9 x 10'9 (4.50m x 3.28m)

Double glazed window to front, radiator, built in under stairs storage cupboard, part wood panelled walls, wood effect floor, open plan to:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin, wall mounted cabinet.

KITCHEN/DINER: 14' x 8'6 (4.27m x 2.59m)

Double glazed French style doors opening onto rear garden, double glazed window to rear, radiator, range of gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset sink/drain, built in 4-ring gas hob with extractor hood over and oven below, space and plumbing for fridge, freezer, washing machine and dishwasher, matching breakfast bar with lights over, matching upstands, continuation of wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area with awning over leading to remainder which is artificially turfed, timber outbuilding at rear, side access gate leading to:

PARKING

Allocated parking on offer at rear of the property.

FRONTAGE:

Small low maintenance frontage with small shingled area and path, fronting greensward.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C. Estate Management Charge TBC.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are

uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

AUCTIONEERS COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

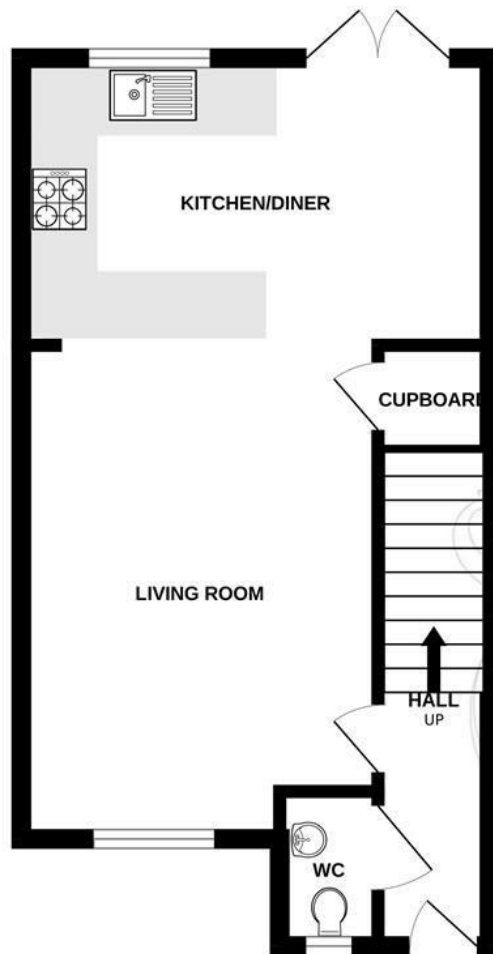
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

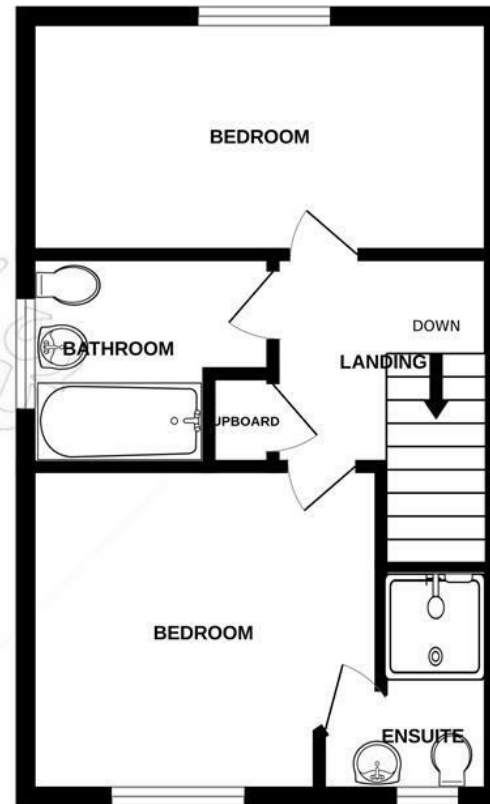




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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